PRESENTATION BY SHANE CONKLIN, DEPUTY DIRECTOR OF FACILITIES PLANNING
“CAPITAL PROJECTS”

From the 713th Meeting of the Faculty Senate held on December 13, 2011

The PowerPoint that accompanied this address is accessible at
http://www.umass.edu/senate/fs/fs_minutes_11-12.htm

Deputy Director Conklin noted that his presentation was originally scheduled to be given by James Cahill, Director of Facilities Planning. The presentation is a follow-up to a number of meetings that have taken place between the Budget Office and the Program and Budget Council of the Faculty Senate.

The first slide of the PowerPoint shown by Mr. Conklin can be used as an introduction to capital construction at UMass Amherst. It is a chart showing construction expenditures at the University from all funding sources, including the state, the Building Authority, campus funds, federal grants, and gifts. From FY04 to FY11, there has been substantial growth in expenditures. In each of the past six years, from all sources, the campus has spent over $100 million on construction, peaking in 2007. In FY12, the University plans to exceed $200 million on construction spending, primarily due to large ongoing projects. In the eight year time period between FY04 and FY11, the University has spent approximately $930 million on construction. It is hard not to see and realize the impact of that construction on the campus. The projects in that time include the North Residence Area and the Central Heating Plant. Although much of this construction was new, the campus was able to mitigate much of its deferred maintenance through its capital plan. Skinner Hall is a great example of this. The existing building was renovated and added to before going back into use without any deferred maintenance.

The Board of Trustees recently approved a $1 billion capital plan for UMass Amherst that covers the next five years. It is comprised of various funding sources and is a rolling plan. Right now, the University is in the capital plan approved for FY12 through FY16. The state is proposed to fund about 35% of these projects, although that is an aggressive estimate, as all that money is contingent upon the state releasing funds for projects that have been earmarked but whose funds are currently unavailable. About half of the funds will be provided by the campus. The $23 million of fundraising includes money given to the University in private gifts as well as federal construction grants including a major NIH-funded project. In addition to the funded projects, the Board of Trustees approved an unfunded list acknowledging other campus needs totaling over $700 million.

A number of projects are in process.

The Southwest Concourse was a three-year project that completely replaced the utility infrastructure underground at the Southwest Residential area, the most concentrated housing area on campus with about 5,500 students on 5-plus acres. That project is substantially complete.

The CNS Research Greenhouse addition to Bowditch Hall will relocate existing greenhouse space from French. That is essentially complete.

The campus has approved short-term funding to maintain Bartlett Hall. Lifts are currently attending to window and curtain wall needs. Further work is needed to maintain electrical capacity for the building. The campus has approved a replacement strategy for Bartlett that will be addressed shortly.

Deferred maintenance is included throughout the University’s capital plan, including critical roof replacements and repairs to façades and windows.
The Commonwealth Honors College Residential Complex, the New Laboratory Science Building, and the New Academic Classroom Building are all major new construction projects that will be addressed in further detail.

A Paige Renovation project is in planning. Paige was vacated when Veterinary and Animal Science relocated to the fourth floor of the Integrated Science Building. It is currently in design phases. This is another good example of a building coming out of renovation with better program space and fewer deficiencies.

An upgrade to electrical capacity for the campus is currently being addressed by the Physical Plant. A local utility is also involved. There may or may not be construction on campus depending on what the utility company can provide.

The campus has recently approved a number of other projects on the Board of Trustees capital plan list. (They are listed on the slide titled “FY11 to FY16 Construction – Recently Approved.”)

Goessmann is receiving major mechanical, electrical and plumbing upgrades that will solve a number of deferred maintenance needs while also providing improved program space.

The Physical Plant complex has some HVAC deferred maintenance issues and space renovations underway.

The Central Campus Infrastructure project is a major, $25 million project. It is broken into several components and will ultimately replace and upgrade the campus’ underground infrastructure from the Integrated Sciences Building on North Pleasant Street west across campus past the Recreation Center fields to the Waste Water Treatment Facility.

The Chilled Water Loop project will expand the existing capacity for chilled water on the campus so that the renovations to Goessmann and Paige will not require stand-alone chillers.

The W.E.B. Du Bois Library continues to receive deferred maintenance funding to improve HVAC and electrical issues, as well as install fire suppression and sprinklers.

Excepting the Marks Meadow Renovation, the projects in designer selection stage will involve new construction. Two involve athletics (Champion’s Basketball Center and renovations to McGuirk Stadium) and two involve academics (replacements to Hills and Bartlett).

Renovations to the Hampshire Dining Commons have been approved. Hampshire DC is located near the CHC, which will have 1,500 beds opening in a year and a half.

The Lincoln Campus Center Concourse Improvements is also linked to new construction, as it will connect it to the New Academic Classroom Building and improve retail space.

Furcolo has some funding for fire alarm and MEP issues.

Finally, the campus approved $6 million to fit out the OIT data center that has been planned to be located in the New Laboratory Science Building.

Mr. Conklin proceeded to discuss some of the campus’ major projects in detail.

The Commonwealth Honors College Residential Complex is a $186.5 million project that is the campus’ largest single project to ever be undertaken, from both cost and size perspectives. The building is over 500,000 gross square feet. The project will provide 1,500 beds, classrooms, faculty living space, and a 24-hour café. It will provide the living-learning environment that the Commonwealth Honors College needs. It will be completed in
the summer of 2013. This is a complicated project from a sequencing perspective. Extensive site excavation began in June. There were a number of preliminary relocations, but the foundation is now being poured. This project is targeting LEED Gold certification. All of the University’s new construction projects will follow green building guidelines that demand great energy efficiency. The University is using local materials and recycled materials.

The New Laboratory Science Building is in construction and is planned to open in early 2013. The total project cost is around $156.5 million. It includes a north wing that will be opened and fully fit out by research clusters and a south wing that is shell space ready to be fit out at later dates. The site will also allow additional expansion, possibly based on the Life Science Bill approved by the state. Funds were earmarked but have not yet been released. The campus is working hard to get that money released.

The New Academic Classroom Building is an $85 million project with $65 million in state funds. It will be a 170,000 gross square foot facility that will wrap around Hasbrook abutting North Pleasant Street and the Campus Center. It is targeted to be complete in the spring of 2014. It will provide around 2,000 classroom seats, including a number of team-based learning classrooms. Two team-based learning pilot classrooms have recently been completed in Goodell and the Du Bois Library. Case rooms and a 350-seat auditorium will also be included. The current design is for a four-story structure with a limestone façade. Brick will also be used on the North Pleasant Street side of the building to better fit in with Hasbrook and other buildings on the street.

The McGuirk Stadium renovation is a $30 million project in which the University is currently in the designer selection phase. A designer should be aboard in January. The project will be complete in the summer of 2014. It will include a building on the north side of the stadium and renovations to the press box on the west side.

The Champions Center is a $25 million project offset by $14 million of donor funds. The site is not finalized, but it is planned to be on the west side of the Mullins Center. The $25 million expenditure is appropriate for men’s/women’s basketball practice facilities with the potential of additional space for coaches’ offices, locker rooms, and fitness centers. It is scheduled to be completed some time after the McGuirk Stadium renovations.

An approach for replacing Bartlett Hall has been approved. Studies have been completed to determine the cost effectiveness of renovating Bartlett versus replacing it. Those studies showed that it will be significantly more cost effective to replace Bartlett. The campus has allotted funds to keep Bartlett in use for the next five years. Bartlett will then be demolished and replaced with a $50 million building. The gross square footage will be around 100,000. It is currently in designer selection phase through the Building Authority and is targeted for completion in the summer of 2015. The project has been approved, though it is in very early stages. It will provide another opportunity for the University to remove an old, failing asset and provide new academic space.

Hills will also be replaced with a $25.8 million facility for the School of Architecture, the School of Landscape Architecture, and Building and Construction Technologies. It is currently programmed to be around 54,000 gross square feet. A designer is expected to be on board in the coming months. Like the Bartlett replacement, it is expected to be completed in the summer of 2015.